

057.A

Map

0002

Block

0039.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 484,300 /

USE VALUE: 484,300 /

ASSESSED: 484,300 /

Total Card /

Total Parcel

484,300

484,300

484,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FOREST ST, ARLINGTON

OWNERSHIP

Owner 1:	SANTIAGO ADALBERTO
Owner 2:	BRIN ERIKA L
Owner 3:	
Street 1:	39 FOREST ST UNIT 39A
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	TASSIS FEDERICA /TRUSTEE -
Owner 2:	QUORA NOMINEE TRUST -
Street 1:	290 LEXINGTON ST
Twn/City:	WALTHAM
St/Prov:	MA
Postal:	02452

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 875 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7815												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	484,300			484,300
Total Card	0.000	484,300			484,300
Total Parcel	0.000	484,300			484,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	553.49	/Parcel:	553.49

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	484,300	0	.		484,300		Year end	12/23/2021
2021	102	FV	470,800	0	.		470,800		Year End Roll	12/10/2020
2020	102	FV	464,000	0	.		464,000	464,000	Year End Roll	12/18/2019
2019	102	FV	334,500	0	.		334,500	334,500	Year End Roll	1/3/2019
2018	102	FV	281,600	0	.		281,600	281,600	Year End Roll	12/20/2017
2017	102	FV	257,100	0	.		257,100	257,100	Year End Roll	1/3/2017
2016	102	FV	257,100	0	.		257,100	257,100	Year End	1/4/2016
2015	102	FV	238,000	0	.		238,000	238,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSIS FEDERICA	70959-420	1	5/3/2018		500,000	No	No		
DEUTSCHE BANK N	70139-59		10/27/2017	Bank Sale	320,000	No	No		
MILLER DAVID J,	69227-392		5/2/2017	Forclosure	379,000	No	No		
PRESTIJOHN WILL	47257-564		4/10/2006			1	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2018	363	Heat App	9,400	C				
2/28/2018	223	Rep.Chim	42,000	C				
2/6/2018	135	Inter-De	4,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Measured	PT	Paul T
1/31/2018	SQ Returned	MM	Mary M
4/26/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

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